



# *City of Granite City*

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## ***Historical & Architectural Review Commission***

### ***Minutes***

***November 27, 2012***

#### **CALL TO ORDER**

Acting Chairman Henry Gabriel called the meeting of HARC to Order on Tuesday, November 27, 2012, at 5:30 PM.

#### **CHAIR COMMENTS**

Henry explained to the Petitioners the HARC members are a recommending body to the City Council and the Council will make the final determination at the next regularly scheduled meeting on December 4, 2012.

#### **ATTENDANCE / ROLL CALL**

Members Present were: Henry Gabriel, Paula Hagnauer, Kim King, Eric Hill and Jennifer Flores-Melton. Also present were: Alderman Dan McDowell, Zoning Administrator Steve Willaredt and Jon Ferry, Economic Development Director.

#### **MINUTES / AGENDA**

A motion to approve the Minutes from the previous meeting (August 28, 2012) and this evenings Agenda was made by Kim King and seconded by Paula Hagnauer. Voice vote. All ayes. Motion carried by unanimous consent.

**PETITIONER (1): Matthew J. Affolter**  
**1742 State Street**  
**D-3 Industrial District**

Matt introduced himself and stated his proposal is to open a small recycling business similar to the one on Missouri Avenue. His intent is to purchase household metal scrap, mostly aluminum beverage cans. He has 15 years experience in the business and extensive outlets for his profession. He stated his business would be a way for the Community to recycle metal goods. Discussion followed.

In answer to the Boards inquiries the Petitioner stated: The parcel is approximately 9,400 square feet. Regarding outdoor lighting, he said there is lighting on the building and believes around the perimeter of the property. Alderman McDowell asked he intends to accept electronics, i.e. computers and printers. Mr. Affolter responded he would accept them if need arises; he knows there are outlets for recycling that will accept them, whereas landfills will not.

The Acting Chair informed Mr. Affolter the Commission's biggest concern is "appearance" and HARC will want to know of any changes to the exterior appearance of the property. The building and signage would have to be approved by the Zoning Administrator and inspected by the City Inspectors.

Paula asked if he would handle hazardous materials and was told "no". The Zoning Administrator asked where the recycling would be handled and was told there will be two or three trailers. The scrap will not be outside, it will be confined to the trailers.

Additional responses from the Petitioner:

- 1). Days and Hours of Operation will be open to the public Monday thru Friday from 8:00 AM to 4:00 PM (office 7:00 AM to 6:00 PM) and likely on Saturdays from 8:00 AM until Noon (office 7:00 AM to 1:00 PM).
- 2). He will enforce identification checks, will document license plate numbers and will be pro-active with the Police Department (in the event of reported theft/s).

Mr. Gabriel stated the property is located in a D-3 Industrial area. No further discussion.

**MOTION** by Paula Hagnauer and seconded by Kim King to approve the small recycling business proposal with observance to the above named days and hours of operation. Roll Call vote. All ayes. Motion carried by unanimous consent.

**PETITIONER (2):     Alfresco Productions  
                         Brenda Whitaker  
                         2041 Delmar Avenue  
                         D-1 Arts & Entertainment District**

Brenda Whitaker introduced herself and stated she is the Director of Alfresco Productions which is a "Not for Profit" organization promoting artistic and cultural events in Granite City. Some examples of their efforts include The Melting Pot Market, The Blue Collar Blues Festival, The Halloween Haunted House and the Six Mile Sculpture Project.

Alfresco recently acquired 2041 Delmar, presently the First Baptist Church. Their plan is to convert the building into a performing arts venue with banquet facilities on the lower level. The architecture of the building will stay "as is", the interior will be re-vamped and painted. They will use existing signage, but it will be retro-fitted to suit their needs. The building is presently handicap approved with a chair lift system. Their futuristic goal is to raise enough funds to install an elevator.

Al Fresco will be operational seven days a week with hours to midnight. Ms. Whitaker is in contact with a booking agent for concerts acts and there is interest from local and several surrounding community theatres. There is ample parking (parking lot) which is owned by them.

The Acting Chair reminded the Petitioner major changes to the interior, such as the new elevator proposal, will require approval of the Building & Zoning Administrator. No further comments or questions.

**MOTION** by Eric Hill and seconded by Paula Hagnauer to approve the Petition by Brenda Whitaker for Alfresco Productions' performing and visual arts center as presented. Roll Call vote. All ayes. Motion carried by unanimous consent.

**PETITION (3):     Mike Dixon  
                         1735 Grand Avenue  
                         D-3 Industrial District**

Mike Dixon introduced himself and stated his proposal for use of the property is two-fold. He would like to: (1) Use part of the building to house his antique vehicles and business commercial vehicles.

(2) The Petition is a request to operate a consignment auction house with auctions probably once a week. He stated the property is 10,000 square feet. There are existing restrooms inside and a large parking lot across the street. There will be a new sign outside and perhaps some additional lighting.

The Acting Chair called for questions or concerns. The Zoning Administrator asked about space; how much will be for personal use and how much for the consignment auction. Mr. Dixon briefly described the layout of the property and he guesses about 50% for storage and 50% for the Consignment Auction. The Zoning Administrator's concern is a Sprinkler system may be required.

The Acting Chair told the Petitioner signage, changes to the building, such as awnings or additional lighting would have to be approved by the Zoning Administrator and City Inspectors.

Mr. Willaredt asked Mr. Dixon if he plans on doing anything to the outside of the property. He replied, there will be a basic clean-up of the grounds and junk will be hauled away. Consignment sales (auctions) will be held indoors.

**MOTION** by Kim King and seconded by Eric Hill to approve the Petition and allow the Consignment Auction business as presented. Roll call vote. All ayes. Motion carried by unanimous consent.

**New Business** – None Voiced.

### **Unfinished Business**

Henry Gabriel referred to his handouts: Exterior Building Materials (Attachment A, copy available upon request). He explained each sub-section and believes the handout is a beginning point. With added humor, he asked the Commission to think of the handout as a "homework assignment". He requested comments on areas the Commission agrees with, disagrees with, and any additional in-put. At the next meeting a decision could be made for what to present to the City Council for their consideration to include in Article 15 of City Ordinance #3818.

The last item for discussion was his sample of the "HARC Bulletin" (Attachment B, copy available upon request). He noted on the top right side is a Mission Statement which describes the formation and purpose of HARC. Discussion followed. Noted was the attempt by Stacie Pope and the Downtown Business Association, to develop such a newsletter. Discussion followed. Areas of concern are: (1) who will be the Editor, (2) who will print the newsletter and (3) how will it be distributed.

The Acting Chair stated his belief is the City Council has a commitment to the people of Granite City, to somehow illustrate what HARC is striving to achieve. He further stated not everyone has cable TV (for the access channel), nor is there widespread public attendance at the City Council meetings. Suggestions for distribution included using the City website and facebook. The Bulletin will be discussed at the next meeting.

Motion to Adjourn by Kim King and seconded by Paula Hagnauer. Voice vote. All ayes. Motion carried.

Respectfully submitted,

*Barbara Hawkins*

Recording Secretary, HARC

**Historical & Architecture Review Commission  
Advisory Report, Meeting held on November 27, 2012**

**PETITIONER (1):**                    **Matthew J. Affolter**  
   **1742 State Street**  
   **Zoned D-3 Industrial District**

**MOTION** by Paula Hagnauer and seconded by Kim King to approve the small recycling business proposal as presented.

Roll Call Vote:			
Henry Gabriel	Yes	Kim King	Yes
Paula Hagnauer	Yes	Jennifer Flores-Melton	Yes
Eric Hill	Yes		

**Motion Carried by Unanimous Consent.**

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**PETITIONER (2):**                    **Brenda Whitaker**  
   **d/b/a Alfresco Productions**  
   **2041 Delmar Avenue**  
   **Zoned D-1 Arts & Entertainment District**

**MOTION** by Eric Hill and seconded by Paula Hagnauer to grant Petitioner Brenda Whitaker and Alfresco Productions request to allow a performing and visual arts center as presented.

Roll Call Vote:			
Henry Gabriel	Yes	Kim King	Yes
Paula Hagnauer	Yes	Jennifer Flores-Melton	Yes
Eric Hill	Yes		

**Motion Carried by Unanimous Consent.**

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**PETITIONER (3):**                    **Mike Dixon**  
   **1735 Grand Avenue**  
   **Zoned D-3 Industrial District**

**MOTION** by Kim King and seconded by Eric Hill to approve the Petition request and allow the Consignment Auction business as presented.

Roll Call Vote:			
Henry Gabriel	Yes	Kim King	Yes
Paula Hagnauer	Yes	Jennifer Flores-Melton	Yes
Eric Hill	Yes		

**Motion Carried by Unanimous Consent.**